

**PLANNING COMMISSION MEETING OF
MONDAY – MARCH 13, 2006-6:30 PM
AGENDA**

I. PLEDGE OF ALLEGIANCE TO THE FLAG.

- II. ROLL CALL:** Chair: Bill Perkins
Vice Chair: Donn Hall
Commissioners: Eleanor Egan, James Fisler, and Bruce Garlich

III. MINUTES: Minutes for the meeting of February 27, 2006.

IV. PUBLIC COMMENTS:

To ensure fair and equal treatment of all who appear before the Planning Commission, and to expedite City business, speakers may be limited to three minutes during Public Comments to speak on any item within the Planning Commission's jurisdiction, which is not listed on the Agenda. This time may be extended for good cause by the Chair or by majority vote of the Planning Commission.

V. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

- (a) Chair Bill Perkins
- (b) Vice Chair Donn Hall
- (d) Commissioner Eleanor Egan
- (e) Commissioner James Fisler
- (f) Commissioner Bruce Garlich

VI. CONSENT CALENDAR:

1. **GENERAL PLAN CONSISTENCY FINDING** to allow the Orange County Department of Education to use the property located at 2165 Harbor Boulevard for one-on-one and small group teaching. Environmental determination: exempt. Adopt resolution finding that the proposed use of the property at 2165 Harbor Boulevard by the Orange County Department of Education is in conformity with the 2000 General Plan.

VII. PUBLIC HEARINGS:

1. **GENERAL PLAN AMENDMENT GP-05-06, REZONE PETITION R-05-05, & LOT LINE ADJUSTMENT LL-05-02** for Charles Margolin, authorized agent for Robert L. Smith, to change the General Plan designation from Medium Density Residential to General Commercial, and a rezone from R2-MD (Multiple Family Residential, Medium Density) to C2 (General Business District), to facilitate a proposed lot line adjustment, located at 1944 Newport Boulevard and 1941 Church Street. Environmental determination: exempt. Recommend to City Council, adoption of (1) General Plan Amendment GP-05-06, (2) Rezone Petition R-05-05, and (3) Lot Line Adjustment LL-05-02, by adoption of Planning Commission Resolution.

ITEM

**PLANNING STAFF
RECOMMENDATION**

2. City-initiated projects to create a Mixed-Use Overlay District for the Bristol Street corridor area (SoBECA Urban Plan) and Westside Costa Mesa area (Westside Urban Plans), as follows:

SoBECCA URBAN PLAN:

(a) GP-05-11A GENERAL PLAN AMENDMENT - A Resolution of the City Council of the City of Costa Mesa: (1) to amend the description of specified land use designations (i.e. General Commercial and Light Industrial) to allow mixed-use overlay district; (2) to include references to the SoBeca Urban Plan; (3) to amend the Noise Element to describe acceptable exterior residential noise standards for specified areas of residential or mixed-use development in the overlay district. Environmental determination: Mitigated Negative Declaration. (“[Reponses To Comments](#)”).

Recommend to City Council: (1) adoption of the Initial Study/Mitigated Negative Declaration for SoBECA Urban Plan; (2) approve General Plan Amendment GP-05-11A to amend the description of specified land use designations and include references to SoBECA Urban Plan and to amend Noise Element to describe acceptable exterior residential noise standards for specified areas of residential or mixed-use development in the overlay district; (3) adopt Ordinance and Rezone Petition for a Mixed-use Overlay District for SoBECA Urban Plan area; and (4) adopt SoBeca Urban Plan, by adoption of Planning Commission resolution.

(b) CO-05-05 ZONING CODE AMENDMENT - An Ordinance of the City Council of the City of Costa Mesa, California amending Title 13 of the Costa Mesa Municipal Code to establish provisions and review procedures for a mixed-use overlay district and to identify acceptable exterior residential noise standards for specified areas of a residential or mixed-use development in the overlay district. Environmental determination: Mitigated Negative Declaration.

See above.

(c) REZONE PETITION R-05-06A FOR MIXED-USE OVERLAY ZONING DISTRICT – Application of the Mixed-Use Overlay Zoning District on Zoning Map for SoBeca Urban Plan area. Environmental determination: Mitigated Negative Declaration.

See above.

(d) SOBECA URBAN PLAN SP-05-06 – Urban Plan to allow all types of mixed-use development (vertical, horizontal, and live/work) in the plan area pursuant to an approved Master Plan. Environmental determination: Mitigated Negative Declaration

See above.

ITEM

PLANNING STAFF
RECOMMENDATION

WESTSIDE URBAN PLANS:

(a) GP-05-11B GENERAL PLAN AMENDMENT - A Resolution of the City Council of the City of Costa Mesa to: (1) to amend the description of specified land use designations (i.e. General Commercial, Commercial Center, Neighborhood Commercial, Light Industrial, and Medium/High Density Residential) to allow mixed-use development and/or residential land uses within a mixed-use overlay district; (2) to include references to Westside Urban Plans. Environmental determination: Mitigated Negative Declaration. (“[Reponses To Comments](#)”).

Recommend to City Council: (1) adoption of the Initial Study/Mitigated Negative Declaration for Westside Urban Plans; (2) approve General Plan Amendment GP-05-11B to amend the description of specified land use designations and include references to Westside Urban Plans; (3) adopt Rezone Petition for a Mixed-Use Overlay District for Westside Urban Plan areas; (4) adopt 19 West Urban Plan; (5) adopt Mesa Bluffs Urban Plan; and (6) adopt Mesa West Residential Ownership Urban Plan, by adoption of Planning Commission resolution.

(b) REZONE PETITION R-05-06B FOR MIXED-USE OVERLAY ZONING DISTRICT – Application of the Mixed-Use Overlay Zoning District on Zoning Map for Westside Urban Plan areas. Environmental determination: Mitigated Negative Declaration.

See above.

(c) 19 WEST URBAN PLAN SP-05-07: Urban Plan to allow horizontal and vertical mixed-use development pursuant to an approved Master Plan and live/work developments pursuant to a conditional use permit in the plan area. Environmental determination: Mitigated Negative Declaration.

See above.

(d) MESA WEST URBAN PLAN SP-05-08 - Urban Plan to allow live/work or residential development pursuant to an approved Master Plan. Environmental determination: Mitigated Negative Declaration.

See above.

(e) MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN SP-05-09 - Urban Plan to allow specified residential development standards/incentives or a density bonus pursuant to an approved Master Plan. Environmental determination: Mitigated Negative Declaration.

See above.

ITEM

**PLANNING STAFF
RECOMMENDATION**

3. **GENERAL PLAN AMENDMENT GP-05-03 AND AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA** amending the Costa Mesa 2000 General Plan and Title 13 of the Costa Mesa Municipal Code regarding Density Bonuses and other incentives. Environmental determination: exempt.
- Recommend to City Council: (1) adoption of General Plan Amendment GP-05-03; and (2) adoption of Ordinance amending Title 13, by adoption of Planning Commission resolution.

VIII. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.

IX. REPORT OF THE CITY ATTORNEY'S OFFICE.

X. ADJOURNMENT TO THE STUDY SESSION OF MONDAY, MARCH 20, 2006.

PLANNING TERMS & ACRONYMS

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| ADT | <u>Average Daily Traffic</u> : The measure of the average volume of traffic in both directions on a particular street during a 24-hour period. |
| ALUC | <u>Airport Land Use Commission</u> : The County commission which coordinates compatible zoning and land uses adjacent to John Wayne airport. |
| AQMD | <u>Air Quality Management District</u> : A regional agency which has the responsibility of monitoring air quality and the authority to adopt and enforce all rules and regulations necessary to control nonvehicular sources of air contaminants. |
| CEQA* | <u>California Environmental Quality Act</u> : This act requires all state and local agencies to consider the environmental impact of any discretionary project proposed. |
| CNEL | <u>Community Noise Equivalent Level</u> : An acoustical scale used as a measure of noise annoyance. In Costa Mesa, the maximum outdoor residential standard is 65 CNEL, and 45 CNEL is the indoor residential standard. |
| CUP | <u>Conditional Use Permit</u> : The Planning Commission may grant a conditional use permit to certain uses identified in the Zoning Code that require individual review and consideration because of their location in relation to other sensitive uses (i.e., proximity to residences), or their operational characteristics (i.e., business hours). A CUP cannot be used to permit a land use not allowed by the Zoning Code or inconsistent with the General Plan. |
| dBA | <u>Decibel, A-weighted</u> : The loudness of sound is measured in units of noise called decibels (dB). When this measure is modified by what is called an "A-weighting," abbreviated dBA, it corresponds more closely to what the human ear can hear. |
| DR | <u>Development Review</u> : The Planning Division reviews plans for certain types of development in multiple-family residential, industrial, and commercial zones. Approval under this process must be granted before building permits may be issued. |
| EIR | <u>Environmental Impact Report</u> : An informational document required by CEQA, which provides a detailed statement of the environmental effects of a proposed project. Its purpose is to provide information to the decision-makers and the general public so that a project's significant effects on the environment can be evaluated; the methods of reducing adverse impacts identified; and the alternatives to proposed project considered. |
| FAR | <u>Floor Area Ratio</u> : The gross floor area of a building or project divided by the project lot area upon which it is located. |
| LAFCO* | <u>Local Agency Formation Commission</u> : A board established within each county with the power and duty to approve or disapprove the annexation of territory to cities. LAFCO determines the "sphere of influence" (a plan for the ultimate physical boundaries and services area) of each city within a county. |
| NOP | <u>Notice of Preparation</u> : A brief notice sent by the City stating it plans to prepare an Environmental Impact Report (EIR) for a proposed project. |
| OCFCD | <u>Orange County Flood Control District</u> : The agency responsible for studies, plans, and construction-related activities for flood control channels. |
| OCTA | <u>Orange County Transportation Authority</u> : The agency responsible for public transportation in Orange County. It is also responsible for county-wide transportation planning, funding, and construction of major regional projects. |
| PA | <u>Planning Application</u> : In order to give flexibility to the City's comprehensive zoning regulations, some exceptions are allowed by the Planning Commission. These exceptions are classified as variances or conditional use permits. On approving such an exception, the Commission may impose reasonable conditions to the use of the property. In Costa Mesa, planning application is identified by an application number such as PA-99-01. The "PA" identifies the application as a Planning Application, the "99" identifies the year in which the application was filed, and "01" indicates that this was the first application in 1999. |
| SCAG* | <u>Southern California Association of Governments</u> : A regional intergovernmental organization composed of representatives from eligible cities and the six eligible counties (Orange, Los Angeles, San Bernardino, Ventura, Imperial, and Riverside). |
| SCAQMD | <u>Southern California Air Quality Management District</u> (see "AQMD") |
| SRO | <u>Single Room Occupancy Development</u> : These efficiency room residential hotels are rented primarily on a monthly basis, for the purpose of providing individuals and small households of low income, low cost housing that is easily accessible to services and employment opportunities. |
| TAZ | <u>Traffic Analysis Zone</u> : The City of Costa Mesa is divided into 176 traffic analysis zones, or TAZs, which form the level of analysis for recording land use and demographic data. The land use information is then used for traffic forecasting and analysis. |
| TE | <u>(Vehicle) Trip Ends</u> : A one-way vehicular journey to or from a site, or totally within the site, i.e., internal trip. Each trip has 2 trip ends, one at the beginning and the other at the destination. |
| UBC | <u>Uniform Building Code</u> : This code contains the national standards and regulations pertaining to fire, life, and structural safety aspects of all buildings and related structures. All building permits must comply with these requirements. |
| VARIANCE | <u>Variance</u> : A permit granted by the Planning Commission when the strict application of a zoning standard creates a unique hardship for a landowner because his or her parcel is different from other property in the vicinity under an identical zoning classification due to size, shape, topography, location, or surroundings. A variance cannot be used to approve a use not authorized by the Zoning Code or inconsistent with the General Plan. |
| ZA | <u>Zoning Administrator</u> : This person performs reviews of specific discretionary projects that are not subject to Planning Commission review. The Development Services Director or his designee is authorized to act as the Zoning Administrator. |

*These acronyms are pronounced as if the letters spelled a word, while most acronyms are pronounced as a string of individual letters..